

**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2006

SUBJECT: An ordinance authorizing the sale of a portion of Latham Avenue between Wyoming Avenue and Red Crest Drive, which real property is no longer needed for any municipal purpose.

City Council, at its session on March 15, 2006, referred to the City Planning Commission for review and report, the subject ordinance.

PURPOSE

The purpose is to sell a portion of Latham Avenue, a paper street between Wyoming Avenue and Red Crest Drive in West Price Hill.

BACKGROUND

Huntington National Bank, trustee for the Dorothy McCain Revocable Trust and the Jessie P. McCain Revocable Trust, has petitioned to purchase the property abutting the McCains' home for the purpose of incorporating the driveway and path they constructed upon it into its property. The ordinance authorizes the sale of the right-of-way property, which is no longer needed for any municipal purpose (see attached map). The property will be sold by quitclaim deed to the petitioner and abutting property owner, for a sum of \$1,000.00, which is the fair market value of the property as determined by professional property appraisal methods. The sale is subject to terms and conditions stipulated in the ordinance, including the following:

- a) Petitioner shall submit a sale plat, legal description and traverse closure prepared by a registered land surveyor to the Department of Public Works, which shall be in accordance with all requirements of the Hamilton County Recorder's and Auditor's Office.
- b) A turn-around must be installed at the end of Red Crest drive.
- c) If petitioner installs a curb or driveway to Wyoming Avenue, the petitioner shall obtain a Street Opening Permit when performing said work.

RECOMMENDATION

The staff of the Community Development and Planning Department recommends that the City Planning Commission take the following action:

Approve the ordinance "Authorizing the sale of a portion of Latham Avenue between Wyoming Avenue and Red Crest Drive, which real property is no longer needed for any municipal purpose."

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, Chief Planner
Community Development and Planning Department

Felix F. Bere, AICP
Senior Planning Analyst

